



Fort Mill Town Council

September 8, 2014

7:00 PM

Meeting Location

Fort Mill Town Hall, Council Chambers
112 Confederate St.
Fort Mill, SC 29715

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

WELCOME

APPROVAL OF MINUTES

Regular Meeting: August 25, 2014

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any resident may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign the Public Comment sheet prior to the start of the meeting.

PRESENTATIONS

Presentation #1

Presentation of Town Manager's Recommended Budget for FY 2014-15
Dennis Pieper, Town Manager

Presentation #2

Paradise Neighborhood Revitalization Phase I CDBG Application
Jason Vance, Catawba Regional Council of Governments

Presentation #3

Childhood Cancer Awareness Month
Kimberly Starnes, Event & Media Coordinator
2014 SC Strawberry Festival Queens

PUBLIC HEARINGS ITEMS

Public Hearing #1

Paradise Neighborhood Revitalization Phase I CDBG Application

Public Hearing #2

An ordinance to adopt the Budget for the Town of Fort Mill, South Carolina, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2014

Public Hearing #3

An ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina, for the Tax Year ending December 31, 2014, and for the Fiscal Year ending September 30, 2015

Public Hearing #4

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article IX, Legal Status Provisions; Section 3, Nonconforming uses; so as to amend the requirements pertaining to the reestablishment and reconstruction of nonconforming uses and structures

Public Hearing #5

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to add three new zoning districts to the list of districts established within the town; Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to remove townhomes from the list of permitted uses within the R-5 District; and Article II, Requirements by Districts; so as to add three new sections to be called Section 25, RT-4 Residential District; Section 26, RT-8 Residential District; and Section 27, RT-12 Residential District

Public Hearing #6

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Cascades at River Crossing subdivision, containing 216 parcels on approximately 24.3 +/- acres located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

Public Hearing #7

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Townes at River Crossing subdivision, containing 144 parcels on approximately 13.8 acres +/- located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

Public Hearing #8

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-20-01-009, containing approximately 1.4 acres located at 333 U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

Public Hearing #9

An ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road

Public Hearing #10

An ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p), containing approximately 35 acres on Whites Road

OLD BUSINESS

Old Business Item #1

Second Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article IX, Legal Status Provisions; Section 3, Nonconforming uses; so as to amend the requirements pertaining to the reestablishment and reconstruction of nonconforming uses and structures

Old Business Item #2

Second Reading: An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to add three new zoning districts to the list of districts established within the town; Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to remove townhomes from the list of permitted uses within the R-5 District; and Article II, Requirements by Districts; so as to add three new sections to be called Section 25, RT-4 Residential District; Section 26, RT-8 Residential District; and Section 27, RT-12 Residential District

Old Business Item #3

Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Cascades at River Crossing subdivision, containing 216 parcels on approximately 24.3 +/- acres located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

Old Business Item #4

Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Townes at River Crossing subdivision, containing 144 parcels on approximately 13.8 acres +/- located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

Old Business Item #5

Second Reading: An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-20-01-009, containing approximately 1.4 acres located at 333 U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

NEW BUSINESS

New Business Item #1

First Reading: An ordinance to adopt the Budget for the Town of Fort Mill, South Carolina, for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015

New Business Item #2

First Reading: An ordinance to raise revenue by setting the tax millage for the Town of Fort Mill, South Carolina, for the Tax Year ending December 31, 2014, and for the Fiscal Year ending September 30, 2015

New Business Item #3

First Reading: An ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road

New Business Item #4

First Reading: An ordinance annexing York County Tax Map Numbers 707-00-00-031, 707-00-00-048 (p), and 707-00-00-054 (p), containing approximately 35 acres on Whites Road

New Business Item #5

First Reading: An ordinance authorizing a second amendment to the Development Agreement by and between SDG Properties, LLC, and the Town of Fort Mill to extend the term of the Agreement, and provide for on site and off site road improvements and utility services to benefit the property, and related commitments and contributions by the developer; and other matters relating thereto

New Business Item #6

First Reading: An ordinance authorizing a first amendment to the Development Agreement by and between Sustainable Development Group, Inc., and the Town of Fort Mill to provide for improvements and utility services to benefit the property; and other matters relating thereto

New Business Item #7

First Reading: An ordinance authorizing an agreement between the Town of Fort Mill and Crescent Communities, LLC, regarding water and sewer service

New Business Item #8

First Reading: An ordinance authorizing an agreement between the Town of Fort Mill and the City of Tega Cay for the transportation and treatment of wastewater

New Business Item #9

Local Match Resolution for the Paradise Neighborhood Revitalization Phase I CDBG

COMMITTEE REPORTS

There are no committee reports

ITEMS FOR INFORMATION

Information / Discussion Item #1

Request from the Fort Mill Planning Commission to hold a joint meeting to discuss traffic and transportation-related issues

EXECUTIVE SESSION

Executive Session Item #1

Discussion of negotiations incidental to proposed contractual arrangements (Development Agreement)

Executive Session Item #2

Discussion of negotiations incidental to proposed contractual arrangements (Utility Agreement)

Executive Session Item #3

Receipt of legal advice

UPCOMING MEETINGS AND EVENTS

Town Council Meeting

Mon. September 22, 2014 (7:00 AM)
Fort Mill Town Hall

ADJOURN

